

TOWN of LYSANDER
8220 LOOP ROAD
BALDWINSVILLE, NEW YORK 13027
315-638-4264

January 29, 2021

Lysander Town Board
8220 Loop Road
Baldwinsville, NY 13027

Re: Whispering Oaks Phase IV Section 2

Subj: Road & Utility Acceptance

Dear Town Board Members:

I conducted a final punch list inspection of the following streets and utilities which compromise the Whispering Oaks Phase IV Section 2 subdivision. Section 2 of the Whispering Oaks Phase IV subdivision contains the roadway and associated utilities for the street listed below.

<u>Street</u>	<u>Length</u>
Harkins Lane	0.182 miles

The streets were designed and constructed to conform to the Highway Construction Specification Ordinance of the Town of Lysander and are in satisfactory condition.

Attached is a punch list of work items which remain to be completed. The value of the punch list is \$36,000 which I recommend as the amount of the performance bond or other security to be established by the Town Board and deposited by the developer.

Please note that in addition to the street, this project will involve the deeding of sewerage and drainage facilities. It is my understanding that the necessary special districts are in place, however I am not aware that the required deeds, utility easements, or other legal documents have been tendered to the Town Attorney.

Concerning the portion of the Highway Ordinance dealing with signs, the developer will need to provide the Town Highway Superintendent with all required stop signs and ancillary posts for installation by the Town Highway Department.

<u>Location</u>	<u>Legend</u>	<u>MUTCD No.</u>	<u>Size</u>
1. East end of Harkins Lane Entering Emerick Road	STOP	R1-C1	30"x30"

The designated stop intersection must be approved by a Local Law Filing to amend chapter 295 of the Town Code.

The Town Code also requires the Town Board to set the amount of the required maintenance guarantee between 25% and 100% of the project value. I estimate the value of the roadway, sanitary sewer, drainage, and water mains to be approximately \$394,200 (estimate attached), such that the guarantee could range from \$98,550 (25%) to \$394,200 (100%), at your discretion.

Regards



Allen J. Yager, P.E.
Town of Lysander Engineer

Attachments

Cc: Dr. Clark, President Cabbage Patch Partners, LLC.

Final Punch List

Whispering Oaks Phase IV

Section 2

January 29, 2021

1. Furnish and install 1 1/2" Type 6F asphalt top course and tack coat	\$ 30,000
2. Clean closed drainage system once all land in the development has been stabilized and the asphalt top course has been placed.	\$ 3,000
3. Install monuments	\$ 3,000
Total	\$ 36,000

Value of Improvements

**Whispering Oaks Phase IV
Section 2**

Roadway – 950 LF @ \$170/LF	\$ 161,500
Storm Drainage – 12” Diameter 457 LF @ \$45/LF	\$ 20,600
Strom Drainage – 18” Diameter 238 LF @ \$55/LF	\$ 13,100
Catch Basins & Junction Boxes – 7 @ \$2,500/Each	\$ 17,500
Sanitary Sewer Main – 972 LF @ \$110/LF	\$ 107,000
Sanitary Manholes – 3 @ \$3,000/Each	\$ 9,000
Water Main – 910 @ \$50/LF	\$ 45,500
Stormwater Management Pond	<u>\$ 20,000</u>
Total	\$ 394,200